

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the City of Mesa Planning Division Conference Room

20 East Main Street, Suite 130

Date July 3, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Jennifer Gniffke

OTHERS PRESENT

Gregg Nelson
Marji Aron
Christine McRight

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the June 5, 2008, hearing as submitted.

Before adjournment at 1:48 p.m., action was taken on the following items:

Zoning Case: Z08-43

Preliminary Plat: "916 Commerce Center Condos"

The public hearing was recorded on Flash Card one and track titled PHO 07.03.08.

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Item: **Z08-43 (District 3)** The 1200 and 1300 blocks of South Alma School Road (west side). Located south and west of Southern Avenue and Alma School Road. (78.03± acres). Site Plan Modification. This request will allow the development of three new pad sites along the eastern edge of the mall site, adjacent to Alma School Road. Macerich Fiesta Mall, LLC., c/o Macerich Westcor Property Group, owner; Garrett Newland, Vice President Development – Westcor, applicant; Evans, Kuhn & Associates, Inc. – George Leon Evans Jr., engineer.

Comments: Jennifer Gniffke, Planner I, stated that this request is for Site Plan Modification to allow three new PAD sites, which are required to obtain Design Review Board (DRB) approval for the buildings and the foundation base landscaping areas. She noted that Pad 2 received DRB approval on July 2, 2008, and that the northern and southern Pads still need DRB approval. She also noted that this project received approval for a Substantial Conformance Improvement Permit (SCIP) to reduce some of the perimeter landscape setbacks and there were conditions attached to this specific case, which have to do with the interior landscaping; adding that she has been working with the applicant to address those concerns. She stated that the Solid Waste Division had a concern regarding the turn around area for the southern Pad site, which could be addressed through DRB, Plans Review or through an Administrative Review process.

Ms. Gniffke stated that the Development Impact Summary, included a comment about the distance that's required between sidewalks and trees, which impacts the site substantially; she added that she has been working with the applicant and come up with an additional condition, which would require landscape diamonds along the eastern edge of the parking field for Pad 1. She read the condition into the record and stated that staff is recommending approval with conditions.

Christine McRight and Marji Aron, WestCor, 11411 N. Tatum, Phoenix, AZ, applicants, Ms. Aron commented that the shape of the site created some challenges.

PHO Petrie asked if there was any other use for the paved area at the southwest corner of PAD 1 for anything other than trash collection and if the enclosures could be incorporated into the parking field to the north. Ms. Aron responded that they had some major concerns with the trash enclosures and they are not going to design them as shown on this specific drawing. She stated that they have revised the plan per comments received from staff and because of the turn around issues this was the only design they could come up with; adding that when they get a tenant online for Pad 1, they will work with them to come up with a new design. She stated that they are parking these Pads to Code and their tenant requires more parking and can't lose more spaces. Discussion ensued regarding the trash enclosures on Pad 1.

PHO Petrie also asked if site improvements would take place for Pads 1 and 3 at the same time as Pad 2. Ms. Aron responded that they would construct the parking fields for Pads 1 thru 3 and the site would be complete with the exception of Pad's 1 and 3 building footprint. Discussion ensued regarding the building footprint of Pad 1.

PHO Petrie asked the applicant if they agreed to the added condition. Ms. McRight stated they are in agreement with all the conditions.

Dorothy Chimel, Principal Planner, commented that per the Mayor's Office, the Solid Waste Division will be looking at more creative methods of achieving design solutions.

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The Planning Hearing Officer **approved** zoning cases Z08-43 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan.
2. Compliance with all requirements of the Design Review Board for each of the three pad sites.
3. Compliance with all City development codes and regulations, including those pertaining to landscape planters within the parking fields.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.
5. All limits of construction shall have temporary landscaping and extruded curbs where visible from Rights of Way and public areas.
6. Revision of the landscape plan, to add landscape triangles to accommodate trees along the eastern edge of Pad 1's parking field, to be reviewed and approved by Staff prior to approval of building permits.

Reason for Recommendation: The Planning Hearing Officer stated that this project seems well designed with the exception of the solid waste enclosures on PAD 1, adding that it's great to see new development in the Fiesta Mall area.

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Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.

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Item: **“916 Commerce Center Condos” (District 4)** 916 East Baseline Road. Located west of Stapley Drive on the north side of Baseline Road. (14± acres). This request will allow a condominium form of ownership of an existing office center. Clifford Cutler; 916 Properties LLC., owner; Eric Blumsack; Cutler Commercial applicant. Consider the preliminary plat for “916 Commerce Center Condominiums”.

Comments: Dorothy Chimel, Principal Planner, stated that this request is for a preliminary plat only, which is the first step towards subdividing land and to also allow a condominium form of ownership on an existing development. She added that staff support moving forward to the next step, which is the Subdivision Technical Review Committee process.

PHO Petrie commented that the parking lot is in pretty bad shape and asked if there are any intentions to do improvements to the site.

Gregg Nelson, Cutler Commercial, 2150 E. Highland Avenue, #207, Phoenix, AZ, applicant, responded that there are plans for major patching, seal coating and re-stripping of the areas.

PHO Petrie added Condition #4, which would refurbish the existing landscaping and parking areas and briefly explained the reasoning for the added condition. Mr. Nelson agreed to all the conditions.

The Planning Hearing Officer **approved** the preliminary plat for “916 Commerce Center Condominiums” conditioned upon:

1. Compliance with all City development codes and regulations.
2. Compliance with all requirements of the Development Services Department (Engineering, Traffic Engineering, Solid Waste and Facilities, etc.).
3. Compliance with all requirements of the Subdivision Technical Review Committee.
4. Refurbish the existing landscape so that it is in conformance with the conditions of development approved as part of the original building permit for the site prior to the recordation of the subdivision plat.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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